

ATKINSON PLANNING BOARD
Atkinson, New Hampshire
Regular Meeting
Wednesday September 19, 2012

Present: Sue Killam, Chairman; Vice-Chairman; Paul DiMaggio, Regular Members: Mike Turell, John Wolters, Ted Stewart, Tim Dziechowski, Harold Morse, Alternates: Scott Simons, Ex-Officio: Todd Barbera

Ms. Killam called the meeting to order at: 7:34p.m. She informed the Board that it was to be in a Workshop format.

Approval of Minutes

Minutes of June 20, 2012

Change (Farms) to Lewis and Woods.

On page 2 to add "power generated" in front of shingles

Under Chapter 514 re-word to "which is chaptered law"

Mike made a motion to accept the minutes as amended. Todd seconded the motion and the Board voted unanimously.

Minutes of September 5, 2012

Sue made mention to the recording secretary the Town Counsel's name is Sumner Kalman.

John made a motion to accept the minutes as written. Mike seconded the motion and the Board voted unanimously.

Correspondence

Incoming	A call from a Sprint contractor for information on changing out antennas on RT. 111 - swapping out antenna - After Sue asked Aaron LaChance, Julie LaBrance and Paul Dimaggio the same response was given as a building permit process, not a site plan. Julie, Paul, a P.E. to sign off
Outgoing	none

Discussion

Sue wanted to thank the Town for submitting the surveys and to let the Board know that she is still receiving surveys in and that she has been inputting them as they come in. She has taken the box down. She has approximately 550 responses and that it has a huge impact in helping with the Future Land Use chapter.

Mike asked Sue how the Saviano court case outcome was. Sue gave a brief overview of the case. Mr. Saviano had appealed to the Superior Court. The judge heard the case and is taking it under advisement. Tim mentioned to Sue about the Malbourne case and it stated that because of this case, it will change how the Town handles notification of a violation. The court had reduced the fine that was placed on Osbornes by more than half.

Tim informed the Board about the Conservation Commission and that they have intervened with the Chase Island Culvert /project . He stated that what was submitted on the Stantec plans was different than the application. The difference was having a 12'-16' extension of the culvert sticking out of the south side. Permits were approved but the Conservation Commission objected. The end result was that the builder was to do what was approved by Stantec.

Discussion on how the Board will be able to use the survey data and it will be graphed and charted. The results will be posted on the Town's web site as soon as it is inputted and broken down.

Sue asked if everyone had seen the article in the paper on "Why there is nothing in front of the Zoning Board" and the Board discussed it.

Paul asked about the Town Common and how much a water fountain would be. The Board discussed the cost of the fountain, lack of donations and lack of parking. Also, discussed was liability. Brought up was expanding the town center. Tim stated that there was only one lot available.

Sue informed the Board that Julie was sick and would not be at the meeting and called with some questions to ask the Board about the Future Land Use or look at the zoning maps. The Board after review Julie's suggestions realized that the Survey plays a big part in the Future Land Use chapter and wants to wait until all surveys have been recorded and broken down before continuing with the chapter.

Paul stated that there maybe a request out in the Commercial Industrial/ and Commercial Professional for a cluster subdivision for a professional development, it would be on Schaeffer's land. The Board discussed about the evolution of the businesses in Atkinson. The Board discussed a landscaper who has been parking his trucks in the lot where the trailer covers were made. Sue stated that he is not using the building as the sprinklers have not been completed. It was sold to a person by the name of Malone. Six to eight vehicles are being parked there at night. Sue thinks it is 56 Island Pond Road.

Future Land Use

Tim would like to see if the Board would like to get together with the Conservation Committee and try and sort out what should be Conservation and what is Town owned. Discussion about a lot that was given for taxes that is swamp land and could not be built on and it is Town owned and should be Conservation. There is a list in the NRI chapter. Tim would ask the Conservation Commission if they would come to the next Planning Board meeting to put in recommendations. Mentioned was that Julie would put in Storm Water Management information.

New Business

Sue mentioned about planning for the budget and did the Board members think of anything that would be needed. The Board stated that at the survey meeting there was talk about having a follow up meeting. Sue stated it would probably be in February. Discussion by the Board on what is necessary and required for the Master Plan.

Tim asked Sue to check with Julie to see if there was any grant monies available and that Bill Inness got Conservation to receive grant monies for trails. Discussion on Federal money scenic beautifications and bike paths. Discussion on accessibility for all forms of transportation. The roads would have to be widened if the law passes and it would be very expensive. Federally built sidewalks and who is responsible to keeping them clear.

Discussion on the CIP group. Sue wanted to get a better base with the other chapters. She has names to ask some people to form a committee. Discussion evolved into the survey and sidewalks.

John & Ted are on the Byways Committee and there is talk of putting in a bike path; it's a 80/20 split. The Town would need \$80,000 per mile and the government would give \$320,000. The issue is the roads would be expanded but there are some narrow areas because of the rock walls. There could be a way to do it through the Town' center. The discussion evolved into money and where it is coming from and on the survey and that most people also didn't want taxes increased.

Ted asked about CTAP and build out and the Open Space. The board discussed the graph that was done by CTAP. Ted wants to know how much land would be set aside for open space. Mike to ask Rob Pryne if there will be any adjustments made to the chart. The Board discussed the changes in the zoning laws to evolve with the times. Paul thinks that there are 2 conclusions that should be deleted #3 Atkinson participating in the Flood Insurance program is deleted per the Board and #5 On a Comprehensive Build out which has been done.

Sue asked the Board about legal in-law apartments that are not legal. Sue would like to know if Atkinson should loosen up the requirements with the deed addendum. Should the accessory living units still be up held in this economy. Does this qualify as an alternative to apartments. Discussion on separate living units. and guest house living. It's not easily enforceable and Mike feels it should be changed. The Board would not like to see large houses becoming rooming houses. Sue asked if there was a middle ground and everyone could agree on. Discussion on septic uses and if there would be issues. Sue stated that the septic and water usage is calculated by bedrooms.

Mentioned was that the Town of Exeter came to the realization that as a town they were approving sub-divisions they could not afford to live in. The Board is going to ask Julie how other towns handle this situation.

Mike made a motion to adjourn the meeting. Scott seconded the motion and the Board voted in favor to adjourn.

The Planning Board meeting was adjourned at 10:15 p.m.

Respectfully submitted by Patty Power